

Contract & Specifications for Six Room Bungalow.

This contract made and entered into this day by and between J. E. Hall, hereinafter referred to as party of the first part, and Mrs Annie Mae Bensch, hereinafter referred to as party of the second part; It witnesseth

That the party of the first part agrees to furnish all labor and material necessary to build and complete one six room bungalow on lot #1 of a revised plat of B. E. Lee property, said lot fronting 66 feet on Arlington Ave., San Jose, and having a depth of 200 feet, and cornering on Beacon Street, on completion of the house, the party of the first part agrees to convey said lot to the party of the second part, with a regular warranty deed, for the sum of \$4650.00 This being the price of the house and lot combined, upon the following terms:

\$500.00 cash in hand, the receipt of which is hereby acknowledged, party of the second part to execute a first mortgage against said lot for \$3500.00 to any company or individual that party of the first part may direct, to bear 7 1/2% interest per annum, and it is hereby agreed that if 7 1/2% money cannot be obtained after a reasonable effort that the party of the second part agrees to pay 8% per annum payable semi-annually, and in such event party of the first part is to discount purchase price \$350.00, the balance of \$3150.00 is to be secured by a second mortgage on the premises and is to bear 7 1/2% interest, and is to be paid at the rate of \$25.00 per month, beginning one month after house is completed. Taxes for 1929 to be paid by party of the first part, and all taxes prior to that time.

Specifications:

As to design, size and dimensions, and grade of material used, this house is to be a duplicate of the Rock House recently built on Arlington Ave for Mrs Jennings with the following exceptions. This house is to be built veneered instead of Stone Veneered, and the porch wall is to be a 12 inch wall, and the trust columns are to be 17x17 inches and this house is to have a cabinet built on the left side of sink, with 3 tin
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